

**CITY OF MONTEREY PARK  
PLANNING COMMISSION AGENDA**

**REGULAR MEETING  
Monterey Park City Hall Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
JANUARY 13, 2015  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Planning Commission less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Planning Commission regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Planning Commission, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Chairperson Larry Sullivan**

**ROLL CALL – Commissioners Choi, Hamner, Garcia and Lam**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ELECTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES – September 23, 2014 and November 25, 2014**

## **PUBLIC HEARINGS**

### **[1.] UNFINISHED BUSINESS**

#### **1-A. CONDITIONAL USE PERMIT – 780 WEST GARVEY AVENUE (CU-14-02)**

The applicant, Tim Saivar, is requesting approval of a Conditional Use Permit to allow a financial use (bank) in conjunction with the construction of a new one-story, 3,800 square foot building development at 780 West Garvey Avenue in the R-S, (P-D) (Regional Specialty Center, Planned Development) zone.

This project was determined to be a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to CEQA Guidelines § 15303 (c) and Class 32 (In-fill Development Projects) Categorical Exemption pursuant to CEQA Guidelines § 15332.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CUP-14-02) subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

### **[2.] NEW BUSINESS**

#### **2-A. PRECISE PLAN AND CONDITIONAL USE PERMIT – 220 NORTH ATLANTIC BOULEVARD (PP-14-01/CU-14-06)**

The applicant, 220 Hotel Atlantic, LLC, is requesting approval of a Precise Plan to construct a new 6-stories, 180-room “Double Tree” hotel and a Conditional Use Permit to allow general on-sale license of alcohol and compact parking in conjunction with the construction of the new hotel at 220 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) zone.

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission adopt the Mitigated Negative Declaration.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Providing comments on the Precise Plan (PP-14-01) and Conditional Use Permit (CUP-14-06);
- (4) Continue the item to the next regularly scheduled Planning Commission meeting on January 27, 2015 for final review and consideration; and
- (5) Take such additional, related, action that may be desirable.

### **[3.] COMMISSION COMMUNICATIONS AND MATTERS**

**[4.] CLOSED SESSION**

**ADJOURN**

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Planning Commission Staff Report

**DATE:** January 13, 2015

**AGENDA ITEM NO:** 1-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** A Public Hearing to consider a Conditional Use Permit (CUP-14-02) to allow a financial use (bank) in conjunction with the construction of a new 3,800 square foot commercial building – 780 West Garvey Avenue.

## **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CUP-14-02) subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Tim Saivar, is requesting approval of a Conditional Use Permit to allow a financial use (bank) in conjunction with the construction of a new one-story, 3,800 square foot commercial building at 780 West Garvey Avenue. The subject property is located at the southeast corner of West Garvey Avenue and North Atlantic Boulevard. The property is zoned R-S, (P-D) (Regional Specialty Center, Planned Development) zone and is designated C (Commercial) in the General Plan.

This item was canceled from the Planning Commission meetings of December 9<sup>th</sup> and December 23<sup>rd</sup>, 2014 to allow staff additional time to conduct further research for the project.

## **PROPERTY DESCRIPTION:**

The subject property is 20,565 square feet (0.47 acre) in size and is surrounded by commercially zoned lots to the north, east, south and west. The subject site is currently developed with a gasoline service station comprised of a 1,101 square foot one-story convenience mart with an attached auto service bay area and two canopies with 8 fueling pumps. The property is accessible from four driveways, including two driveways on Atlantic Boulevard and two driveways on Garvey Avenue. The building is currently

placed towards the center of the property with parking and related landscaping in the rear. The applicant is proposing to demolish all the structures on the lot and abandoning two driveways closest to the intersection and relocating one driveway on Atlantic Boulevard.

**PROJECT DESCRIPTION:**

The proposed improvements will include the construction of a single-tenant, one-story, 3,800 square foot financial bank building on the northwest portion of the property with its related parking towards the south and east of the property and required landscaping.

The proposed floor plan includes an electrical room, a men's and women's restroom located on the southern most area of the building, and an ATM room located towards the northeast area of the building. There will be two walk-up ATM machines located on the east elevation. The primary access to the building will be from a set of double doors located on the northwest corner of the building. A secondary set of doors will be provided on the east elevation towards the southeast corner of the building.

According to the R-S zone, lots more than 20,000 square feet and less than 30,000 square feet are permitted a maximum floor area ratio of 65 percent of the lot area. In this case, the maximum permitted is 13,338 square feet, which is greater than the proposed 3,800 square foot financial bank building. The maximum building height permitted in the R-S zone is 50 feet or 4 stories and the proposed building is one-story with a total height of 25 feet.

Based on an environmental report prepared by Leymaster Environment Consulting, LLC, the project site has been in use as a gasoline station since 1949 and is currently occupied by a Valero service station. The Baseline Site Assessment indicates that the underground soils have gasoline contamination from the underground storage tanks. According to the report the Regional Water Quality Control Board, Los Angeles Region (RWQCB) is the lead agency for the oversight of the cleanup to the site and Chevron is the responsible party for the cleanup of the site, which include the removing of all the underground storage tanks (USTs) and piping from the site. According to the Leymaster Environmental Report the remediation of the soils for removing gasoline contamination from subsurface soils would be to install a soil vapor extraction (SVE) system that would consist of a number of vapor-extraction wells. A condition of approval has been included for the remediation of the soils within the subject property.

**Parking**

The required number of off-street parking spaces is based on the square footage of the building's floor area and the proposed use. According to MPMC § 21.22.120, a bank/financial institution (retail) use requires 5 parking spaces per 1,000 square feet. The proposed financial bank building requires a total of 19 off-street parking spaces, and the applicant is providing a total of 34 parking spaces which exceeds the off-street parking requirement. Access to the site will be provided via a new 26-foot wide two-way

drive approach located on Atlantic Boulevard and an existing 38 foot wide two way drive approach locate on Garvey Avenue.

### Traffic Study

A traffic impact analysis was prepared by Kunzman Associates, Inc. as required per the Public Works Department for the proposed development of the 3,800 square foot commercial building. The Traffic Study analyzed the intersections and on-site and off-site circulation. According to the Findings and Recommendations included in Chapter 1 of the Traffic Study, the project is not anticipated to have significant impacts at any of the intersections located within the study areas including Atlantic Boulevard and Garvey Avenue. According to the Traffic Analysis the proposed bank is projected to generate approximately 563 daily vehicle trips, 47 trips during the morning peak hour and 98 trips during the evening peak hour. The existing gasoline service station with convenience market currently generates approximately 1,302 daily vehicle trips, 82 trips during the morning peak hour and 108 trips during the evening peak hour. The net trip generation is projected to be approximately 739 fewer daily vehicle trips, 35 fewer trips during the morning peak hour and 10 fewer trips during the evening peak hour. The study area intersections are projected to operate at acceptable levels of service during the peak hours for Existing Plus Project, Existing Plus Ambient Growth and Existing Plus Ambient Growth Plus Project traffic conditions. With regards to on-site and off-site circulation, the parking lot will provide adequate turning radii and clearance for emergency vehicle access. Also, the project will provide ingress and egress via two access driveways, including a driveway on West Garvey Avenue and South Atlantic Boulevard. The two access driveways on West Garvey Avenue and South Atlantic Boulevard will be restricted to right-in and right-out only. Based on the traffic impact analysis findings, which has been reviewed by the Public Works Department, the proposed project will not result in a significant impact as defined by the City of Monterey Park at any study area intersections. Therefore, no mitigation is required.

Pursuant to the conclusions in Chapter 9 of the Traffic Study, the recommended roadway improvements are as follows: On-site and existing driveway closures at the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself. Sight distance at the project accesses must comply with the standard California Department of Transportation and MPMC sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that the sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure before it issues grading permits. On site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project. As is the case for any roadway design, the City should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

### Landscaping

#### West Garvey Avenue

Along West Garvey Avenue, the building will be setback 9 feet 9 inches from the north property line to provide a 15 feet wide pedestrian area on West Garvey Avenue, per MPMC § 21.14.090. The pedestrian area includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian area is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. Within the 9 feet 9 inch setback area there will be a 6 foot 10 inch wide landscape planter that will be planted with a combination of shrubs and groundcover.

#### South Atlantic Boulevard

At South Atlantic Boulevard, the building will be setback 3 feet from the west property line after a 4 foot wide dedication to provide a 12 foot pedestrian area on South Atlantic Boulevard. The pedestrian area after the dedication will include public property (i.e., sidewalk, and landscape areas).

The parking spaces provided at the south portion of the lot will be setback approximately from 3 feet 10 inches to 7 feet 6 inches from the west property line and approximately 17 feet from South Atlantic Boulevard. The parking spaces provided on the north portion of the lot will be setback approximately from 17 feet 8 inches to 32 feet 8 inches and approximately 24 feet from West Garvey. A condition of approval has been included to provide a 3 foot high natural hedge to shield the parking areas adjacent to the public right-of-ways, subject to the review and approval of the Planner.

#### Throughout Parking Area

According to the landscape plan, the main proposed landscape area is located along four boundaries of the lot, and distributed in the surface parking area. According to MPMC § 21.22.270, a parking lot area with more than five spaces requires at least 10 percent of the parking area to be landscaped, so the minimum landscape area for this lot is 1,177 square feet and 2,705 square feet will be provided. The proposed landscape area within 10 feet perimeter of the parking area will be 1,922 square feet in size, which is more than 60 percent of the total landscape area. The proposed landscape area outside of the 10 foot perimeter of the parking area will be 783 square feet, which is 66 percent of the parking area. According to MPMC § 21.22.270, more than 60 percent of the total landscape area should be located within 10 feet perimeter of the parking area. Clearly portrayed location, coverage and specifications of the permanent automatic irrigation system must be included in the plan according to MPMC § 21.22.270.

#### Planned Development Overlay

The P-D Overlay District is intended to provide design flexibility in achieving the purpose and intent of other base zoning districts with which it is combined per MPMC § 21.14.020. Application of the P-D Overlay District is intended to assist in achieving

consistency with the policy and intent of the General Plan by allowing flexibility in site design where superior quality attainment can be enhanced by such flexibility.

The proposed project is appropriate for the subject property because the project fulfills the objectives of the General Plan and is designed according to the regulations required by the P-D Overlay Zone. The project site is .47 of an acre and is adequate in size for the proposed project. The project will have a modern building designed and the building will be articulated and setback so it will not overwhelm adjacent properties. Additionally, the project must provide an off-site improvement, including a 4 foot wide dedication on South Atlantic Boulevard.

The building will be compatible with developments in the general area. The project is designed according to the standards required by the P-D Overlay Zone. The proposed building will be 25 feet tall, which is less than the maximum height permitted in the P-D Overlay Zone. According to MPMC § 21.14.090(B), the building height cannot exceed 40 feet within 20 feet of the pedestrian realm along Garvey Avenue and Atlantic Boulevard. The building mass will be articulated with architectural elements, such as awnings, wall off-sets, and recessed windows and entries.

The proposed building and its use comply with the General Plan. The subject property is designated Mixed-Use I (MU-I) in the General Plan. One of the goals of the General Plan (Goal 3.0) is to establish the North Atlantic area as a focal point for diverse retail, entertainment, and hospitality development. The proposed project will be a retail development use.

#### **OTHER ITEMS:**

##### **Legal Notification**

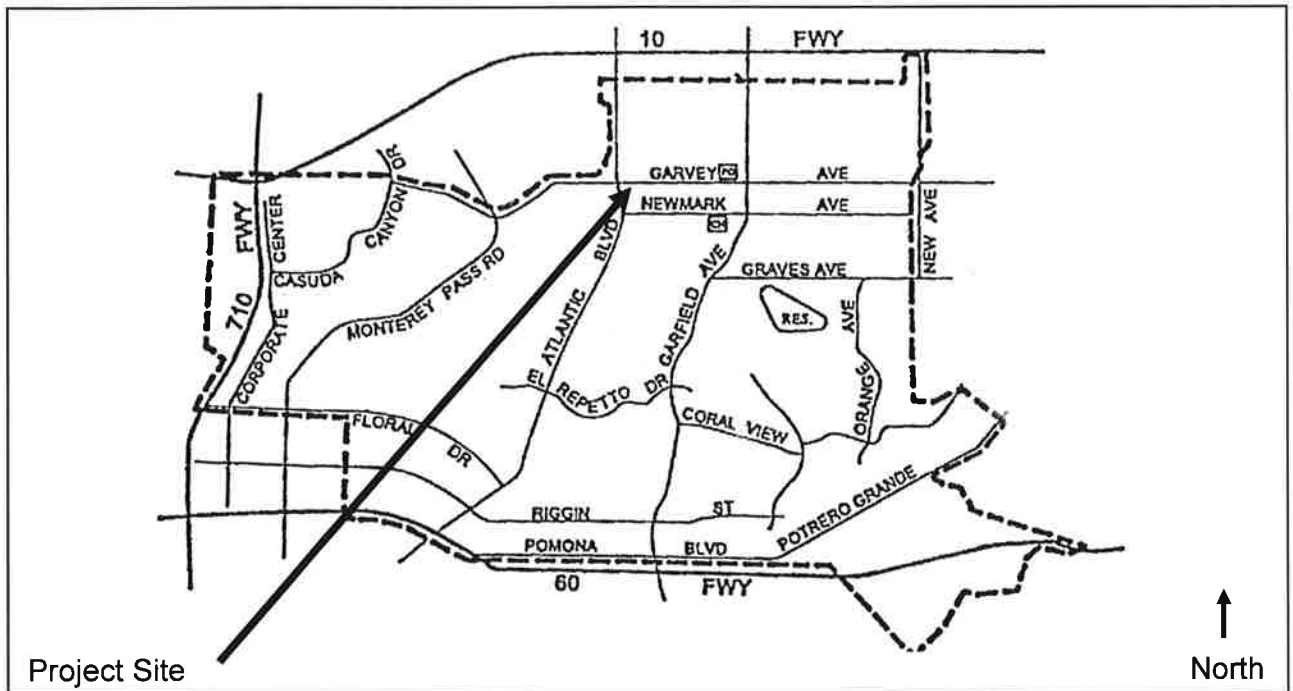
The legal notice of this hearing was posted at the City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **November 26, 2014**, with affidavits of posting on file. The legal notice of this hearing was mailed to property owners within a 300 feet radius and current tenants of the property concerned on **November 26, 2014**.

##### **Environmental Assessment**

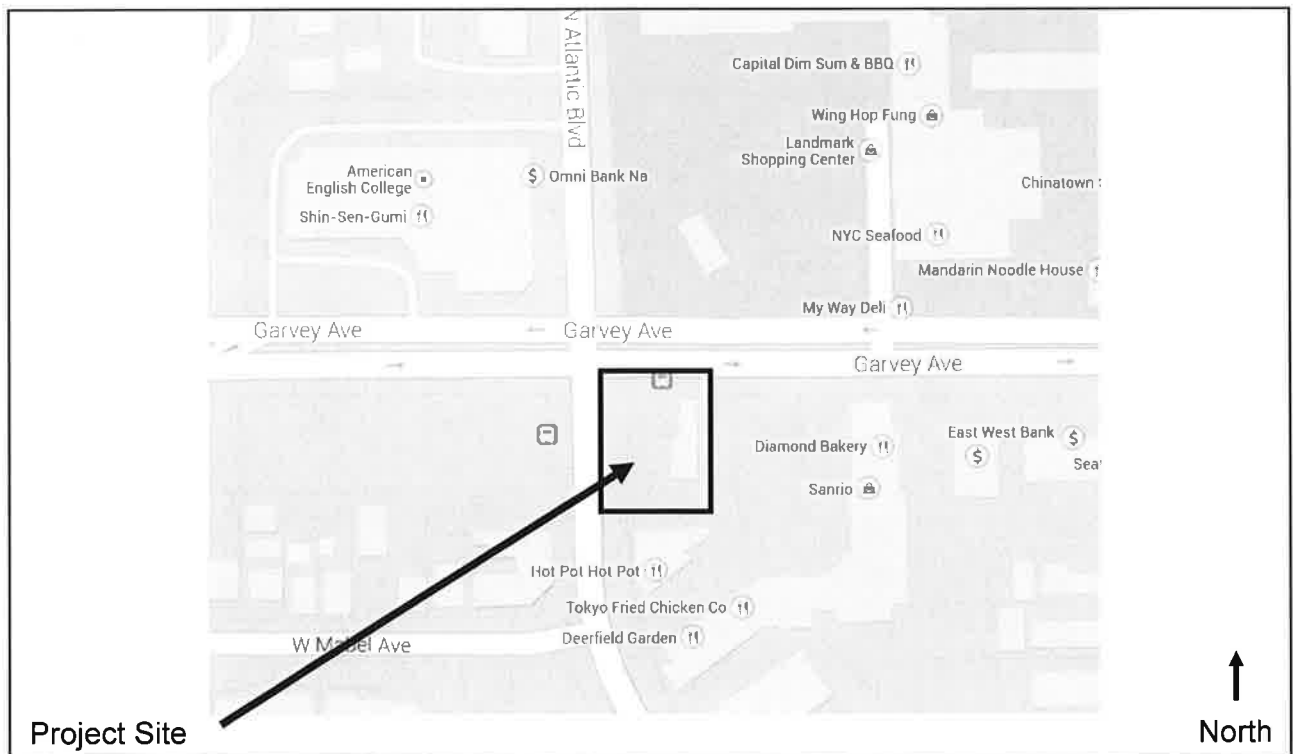
This project was determined to be a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to CEQA Guidelines § 15303 (c) and Class 32 (In-fill Development Projects) Categorical Exemption pursuant to CEQA Guidelines § 15332.



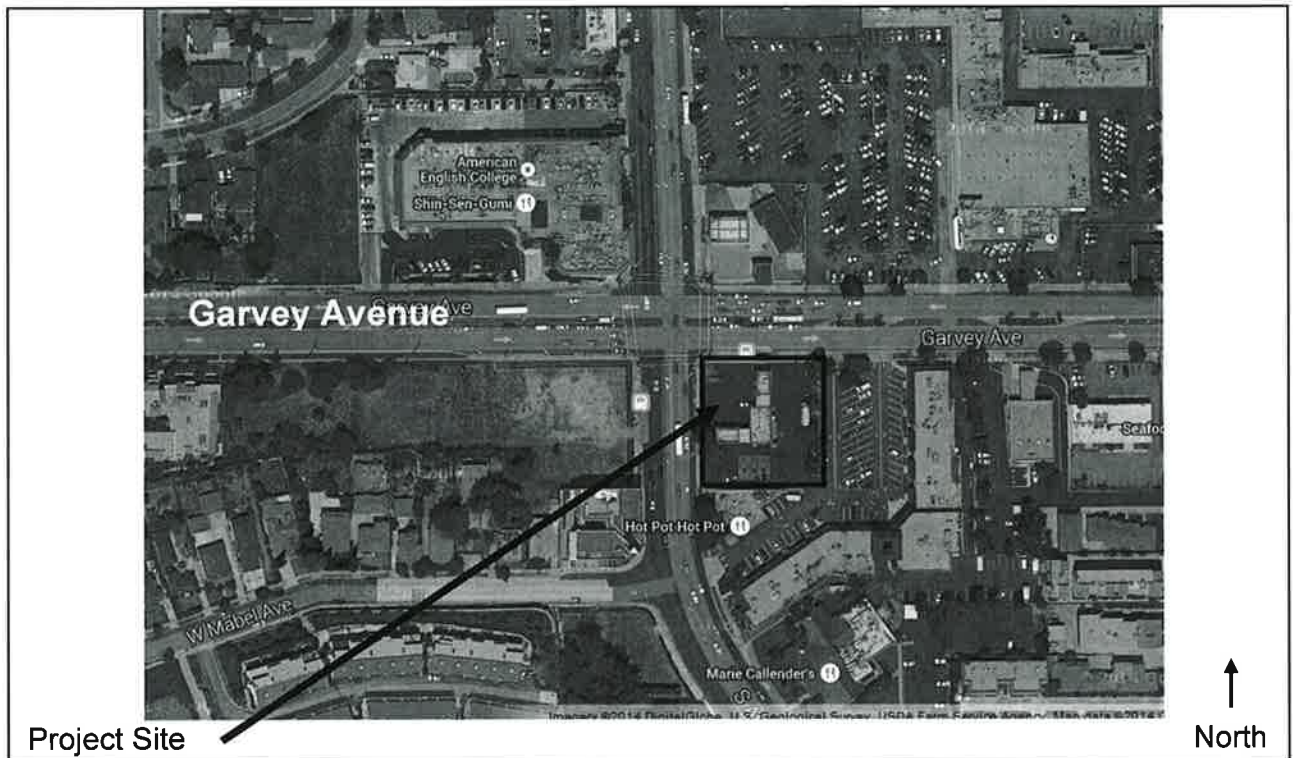
**Vicinity Map**



**Street Map**



**Aerial Map**



**ALTERNATIVE COMMISSION CONSIDERATIONS:**

None.

**FISCAL IMPACT:**

No fiscal impacts.


Respectfully submitted,

  
Michael A. Huntley  
Community and Economic  
Development Director

Prepared by:

  
\_\_\_\_\_  
Harald Luna  
Assistant Planner

Reviewed by:

  
\_\_\_\_\_  
Karl H. Berger  
Assistant City Attorney

Attachments:

Exhibit A: Draft Resolution  
Exhibit B: Site and floor plans



## Planning Commission Staff Report

**DATE:** January 13, 2015

**AGENDA ITEM NO:** 2-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** A Public Hearing to consider a Precise Plan (PP-14-01) for constructing a new 6-story, 180-room, "limited service" Double Tree hotel and a Conditional Use Permit (CUP-14-06) to allow the general on-sale license of alcohol and compact parking in conjunction with the construction of the new hotel – 220 North Atlantic Boulevard.

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Providing comments on the Precise Plan (PP-14-01) and Conditional Use Permit (CUP-14-06);
- (4) Continue the item to the next regularly scheduled Planning Commission meeting on January 27, 2015 for final review and consideration; and
- (5) Take such additional, related, action that may be desirable.

### **EXECUTIVE SUMMARY:**

The applicant, Yung Kao, is requesting approval of a Precise Plan (PP-14-01) to construct a new 6-story, 180-room "limited service" Double Tree hotel and Conditional Use Permit (CUP-14-06) to allow the general on-sale of alcohol and compact parking in conjunction with the operation of the new hotel at 220 North Atlantic Boulevard.

The Double Tree hotel proposal is the second of three hotel proposals along the North Atlantic Boulevard corridor currently being considered by the City. At this time, staff completed the analysis of the project. However, staff is still processing technical details including draft documents should the Planning Commission wish to approve the project at a later date. Due to the size and complexity of the project, its location along North Atlantic Boulevard and the length of the supporting documentation being presented to the Planning Commission, staff believes that it is in the best interest of the project to be reviewed at two meetings. Specifically, staff will present the details of the project and the conclusions of the environmental analysis at the meeting on January 13<sup>th</sup>. The applicant and representative from Hilton will also present their proposal to the Commission. The public hearing could then be continued and staff will finalize outstanding documents that would be needed should the Planning Commission wish to approve the project. During that time, staff will discuss the conditions of approval and mitigation measures with the applicant ensuring that there are no outstanding issues. The Planning Commission could

then consider whether to approve, deny, or modify the project on January 27, 2015.

**PROPERTY DESCRIPTION:**

The subject property is located on the east side of Atlantic Boulevard approximately 350 feet to the north of the northeast corner of Garvey Avenue and Atlantic Boulevard. The General Plan land use designation for this address is "Mixed Use I" and is currently zoned R-S, P-D (Regional Specialty, Planned Development). The project site is comprised of a single parcel approximately 48,787 square feet (1.12 acres) in size. The site is currently vacant and was previously developed for commercial use (a stand-alone restaurant). Directly adjacent and to the north of the subject site is a single-story Bank of America financial building zoned R-S, P-D (Regional Specialty Center, Planned Development Overlay). Directly to the south of the subject site is a 99 Ranch Market and a multi-tenant shopping center zoned R-S, P-D (Regional Specialty Center, Planned Development Overlay). To the west and across Atlantic Boulevard is the two-story Mar Center, which includes commercial and restaurant uses zoned (Regional Specialty Center. Directly to the east and adjacent to the subject site is the Lions Manor, a six-story senior housing complex zoned R-3, P-D (High-Density Residential, Planned Development Overlay).

**PROJECT DESCRIPTION:**

The applicant, Yung Kao, submitted a draft Precise Plan of Development to allow the development of a 6-story (75 feet high) hotel with 180 rooms and a floor area of 97,876 square feet. The project consist of a 4,059 square foot restaurant use along with 1,075 square feet of retail space; 14,727 square feet of common areas (including a 6,214 square foot public open space area); and 13,446 square feet for service areas and support facilities that include the reception area, back-of-house facilities (support offices), meeting rooms, a business center, a swimming pool, and a fitness center. The proposed project will provide a total of 263 parking spaces in a three-level subterranean parking garage, which meets and exceeds the required number of off-street parking spaces. According to MPMC Table 21.22(C), 1 parking space will be required per hotel room and 10 spaces per 1,000 square feet are required for restaurant uses. For the proposed 180 hotel rooms, 180 spaces are required and will be provided. The restaurant use requires 41 off-street parking spaces and 41 are provided. The proposed architectural style of the building will be modern. This project was presented to the Design Review Board for preliminary comments on December 3, 2013. The Board supported the proposed building design and provided some preliminary comments.

**Precise Plan**

The P-D Overlay District is intended to provide design flexibility in achieving the purpose and intent of other base zoning districts with which it is combined per MPMC § 21.14.020. Application of the P-D Overlay District is intended to assist in achieving consistency with the policy and intent of the General Plan by allowing flexibility in site design where superior quality attainment can be enhanced by such flexibility. According to MPMC § 21.14.150, a Precise Plan requires a public hearing for Planning Commission consideration of the project.

The proposed project and Precise Plan are appropriate for the subject property because the project fulfills the objectives of the General Plan and is designed according to the regulations required by the P-D Overlay Zone. The project site is 1.12 acres and is adequate in size for the proposed project. The project will have a modern building designed and the building will be articulated and setback so it will not overwhelm adjacent properties and the public right-of-way. Additionally, the project must provide several off-site improvements, including a 5 foot wide dedication on North Atlantic Boulevard, and a new northbound approach dedicated right turn lane at the North Atlantic Boulevard and Emerson Avenue intersection. The project will have a guest drop-off and pick-up area via a roundabout adjacent to the lobby area which also includes parking for one shuttle bus and three full-sized buses located to the rear of the property. Furthermore, new striping will be provided on North Atlantic Boulevard.

The building will be compatible with developments in the general area. The building mass will be articulated with architectural elements, such as awnings, wall off-sets, and recessed windows and entries. The project is designed according to the standards required by the P-D Overlay Zone. The proposed building will be 75 feet tall, which is the maximum height permitted in the P-D Overlay Zone. According to MPMC § 21.14.090(B), 4,000 square feet of the ground floor area needs to be utilized as retail and/or restaurant to serve the pedestrian realm. The project will provide a 4,058 square foot restaurant and 1,075 square feet of retail floor space on the ground floor area. The project requires a minimum of 5,854 square feet of public open space and will provide 6,214 square feet of public open space, which exceeds the minimum requirement. The open space areas will be provided throughout the project. At the ground level, 10,031 square feet of open space will be provided, which includes a plaza with water features and seating areas. At the second level, 1,662 square feet of open space with outdoor seating and a water feature. The third level, 14,218 square feet of open space will be provided, which will include swimming pools and an open court yard. The sixth floor, 7,281 square feet of open space will be provided, which will include an open courtyard with seating areas.

The proposed building and its use comply with the General Plan. The subject property is designated Mixed-Use I (MU-I) in the General Plan. One of the goals of the General Plan (Goal 3.0) is to establish the North Atlantic area as a focal point for diverse retail, entertainment and hospitality development. The proposed project will be a hospitality development with diverse retail uses. The project is a hotel development, which includes commercial/restaurant space on the ground floor level and 180 hotel rooms in the second through sixth level.

#### Traffic Study

In accordance with MPMC § 21.22.370, a traffic impact study was conducted for the proposed project. The Traffic Study analyzed the intersections and on-site and off-site circulation. According to the Findings and Recommendations included in Chapter 7 of the Traffic Study, the project is not anticipated to have significant impacts at the intersections of Atlantic Boulevard and Emerson Avenue with the incorporation of mitigation measures. The restriping of the northbound approach to provide a new dedicated right turn lane with an overall minimum length of 100 feet (including storage and taper) at the North Atlantic Boulevard and Emerson Avenue will reduce impacts to less than significant on Atlantic Boulevard. With regards to on-site and off-site circulation, the parking structure will be

provided in three subterranean levels and provide adequate turning radii and clearance for emergency vehicle access. North Atlantic Boulevard will receive new striping per the Traffic Study, which has been reviewed by the Public Works Department and Arch Beach, a consulting engineering company.

#### Mitigation Measures

##### *Restriping of the northbound approach at Atlantic Boulevard and Emerson Avenue*

The restriping of the northbound approach of Atlantic Boulevard at Emerson Avenue to provide a new dedicated right turn lane with an overall minimum length of 100 feet (including storage and taper). The resulting northbound lane configuration would provide one left turn lane, two through lanes, and one right turn lane.

##### *New striping at Atlantic Boulevard*

North Atlantic Boulevard will receive new striping by providing a dedicated striped turn lane pocket for the project driveway, with a transition on the south side of this lane into the existing two-way left turn lane and a transition on the north side of this lane into the existing northbound left turn lane for the Atlantic Boulevard/Mar Center driveway intersection.

##### *Public Outreach*

The applicant held a public outreach meeting at the Langley Senior Center on November 6, 2014. The applicant distributed community outreach meeting notices to the surrounding residential and commercial properties adjoining the subject property within the block bounded by Emerson Avenue, Atlantic Boulevard, Garvey Avenue and Chandler Avenue on October 31, 2014, and to the management office of the Lions Manor senior housing complex east of the project site.

#### **OTHER ITEMS:**

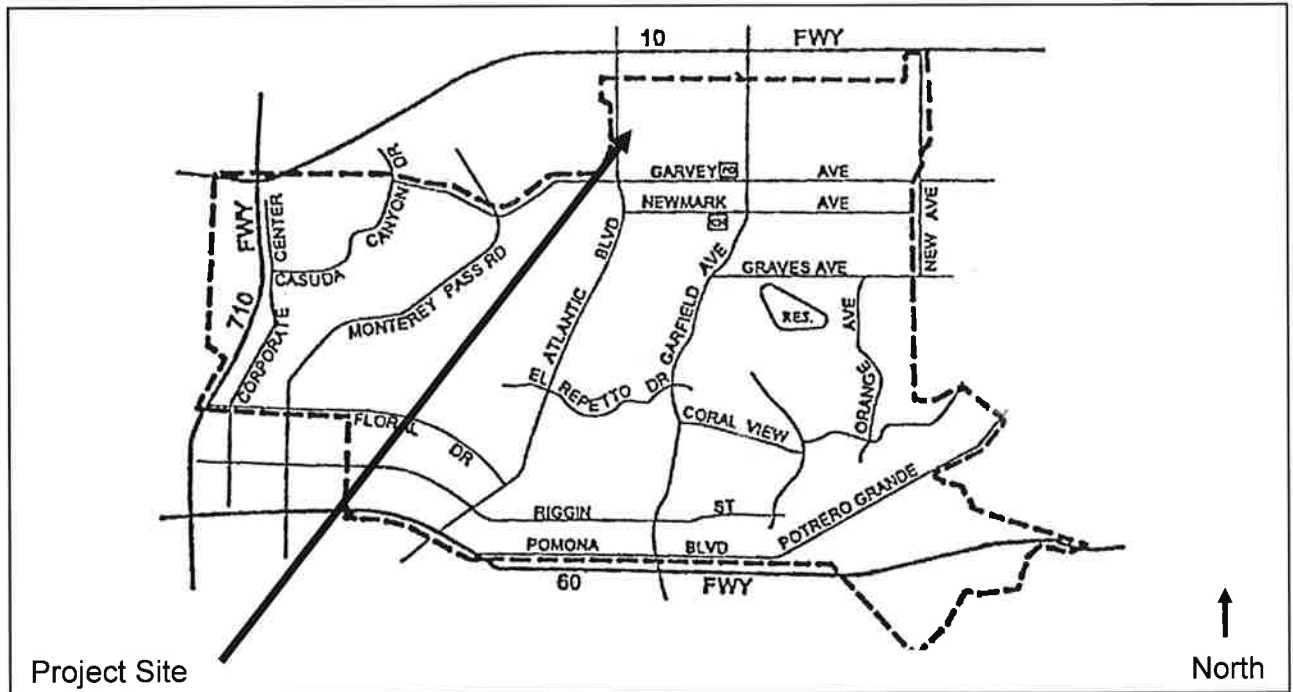
##### Environmental Assessment

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Through the Initial Study, the City determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission adopt the Mitigated Negative Declaration.

##### Legal Notification

The legal notice of this hearing was published in the Monterey Park Progress on **December 18, 2014** and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **December 8, 2014**, with affidavits on file. The legal notice of this hearing was mailed to **30** property owners within a 300 foot radius **December 8, 2014**.

### Vicinity Map

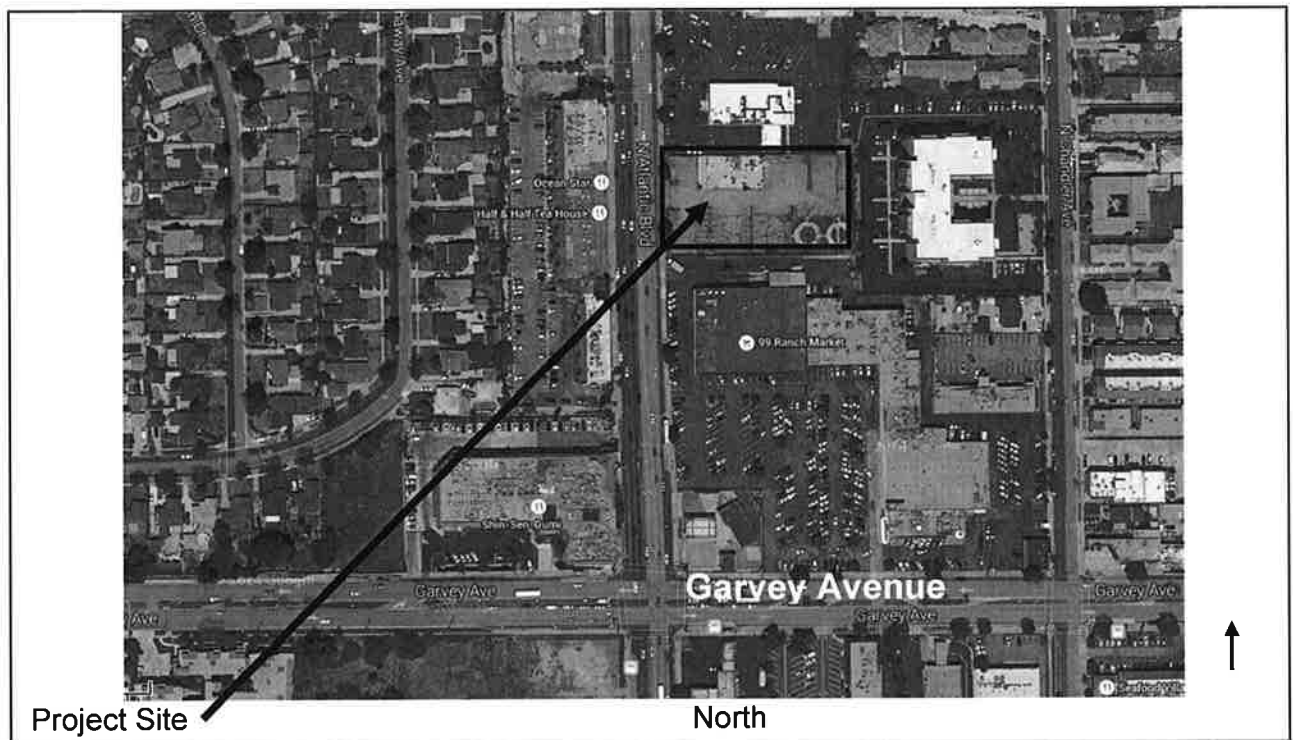




**Street Map**



**Aerial Map**



**ALTERNATIVE COMMISSION CONSIDERATIONS:**

None.

**FISCAL IMPACT:**

The transit occupancy tax that will be generated by the hotel is 12 percent of the taxable rent. The business licensing fees that will be generated from the restaurant are based on the number of seats and whether on-sale alcoholic beverages will be provided. The business licensing fee for a restaurant that has over 20 seats is \$5 per seat, plus a \$75 base fee and a \$1 state fee. The business licensing fee for a restaurant that has over 20 seats and provides on-sale alcoholic beverages is \$7 per seat, plus a \$75 base fee and a \$1 state fee. Sales tax generated by a restaurant use is regulated by the State Board of Equalization. A better forecast regarding tax revenue will be provided at the January 27, 2015 meeting.

Respectfully submitted,

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Michael A. Huntley  
Community and Economic  
Development Director

Prepared by:

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Harald Luna  
Assistant Planner

Reviewed by:



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Karl H. Berger  
Assistant City Attorney

Attachments:

Exhibit A: Architectural plans

Exhibit B: Precise Plan

Exhibit C: Initial Study and Mitigated Negative Declaration, and Mitigation and  
Monitoring Reporting Program